091.0	0002	0015.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,200 / 719,200
					USE VALUE:	719,200 / 719,200
					ASSESSED:	719,200 / 719,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		JANET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GONSALES JANIS ROBERTA SORRILH
Owner 2:	LANNEVILLE MICHAEL ADRIEN
Owner 3:	
Street 1:	2 JANET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OEHRTMAN GREGORY T TR/ & -
Owner 2:	ROWLAND ANGELA J TR -
Street 1:	258 ELIOT ST
Twn/City:	NATICK
St/Prov:	MA Cntry:
Postal:	01760

NARRATIVE DESCRIPTION

This parcel contains 7,244 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7244.000	272,500	600	446,100	719,200
Total Card	0.166	272,500	600	446,100	719,200
Total Parcel	0.166	272,500	600	446,100	719,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.50 | /Parcel: 449.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58485
GIS Ref:
GIS Ref:
Insp Date: 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0015.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,500	600	7,244.	446,100	719,200	719,200	Year End Roll	12/18/2019
2019	101	FV	231,900	700	7,244.	452,500	685,100	685,100	Year End Roll	1/3/2019
2018	101	FV	231,900	700	7,244.	337,800	570,400	570,400	Year End Roll	12/20/2017
2017	101	FV	231,900	700	7,244.	305,900	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	231,900	700	7,244.	293,200	525,800	525,800	Year End	1/4/2016
2015	101	FV	230,800	700	7,244.	248,600	480,100	480,100	Year End Roll	12/11/2014
2014	101	FV	230,800	700	7,244.	235,800	467,300	467,300	Year End Roll	12/16/2013
2013	101	FV	230,800	700	7,244.	224,300	455,800	455,800		12/13/2012

!7384!

PRINT: Date 12/10/20 | Time 22:01:44

LAST REV: Date 05/07/19 | Time 13:44:54 | apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OEHRTMAN GREGOR	71727-267	1	10/10/2018		755,000	No	No		
OEHRTMAN GREG,	64920-264		2/17/2015	Convenience	1	No	No		
OEHRTMAN GREGOR	64891-383		2/11/2015	Convenience	1	No	No		
OEHRTMAN GREG,	64400-528		10/22/2014	Convenience	99	No	No		
MARINO PAUL J,	57373-1		8/30/2011		505,000	No	No		
MARCHISIO JEANN	56903-136		5/25/2011	Sub Sale	360,000	No	No		
MARCHISIO JEANN	31339-148		1/12/2000	Convenience	1	No	No	4	
	10175-343		11/30/1962			No	No		N

USER DEFINED

Prior Id # 1:	58485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2011	510	Redo Kit	41,000					&BTH / ADD LAUNDRY

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/12/2018	Mail Update	EMK	Ellen K
6/27/2012	External Ins	BR	B Rossignol
11/30/2011	MLS	EMK	Ellen K
12/4/2008	Meas/Inspect	336	PATRIOT
3/13/2000	Meas/Inspect	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7244		Sq. Ft.	Site		0	70.	0.88	5									446,124						446,100	

Total AC/HA: 0.16630 | Total SF/SM: 7244 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,124 | Spl Credit | Total: 446,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	99962
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305460
Depreciation:	32990
Depreciated Total:	272470

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

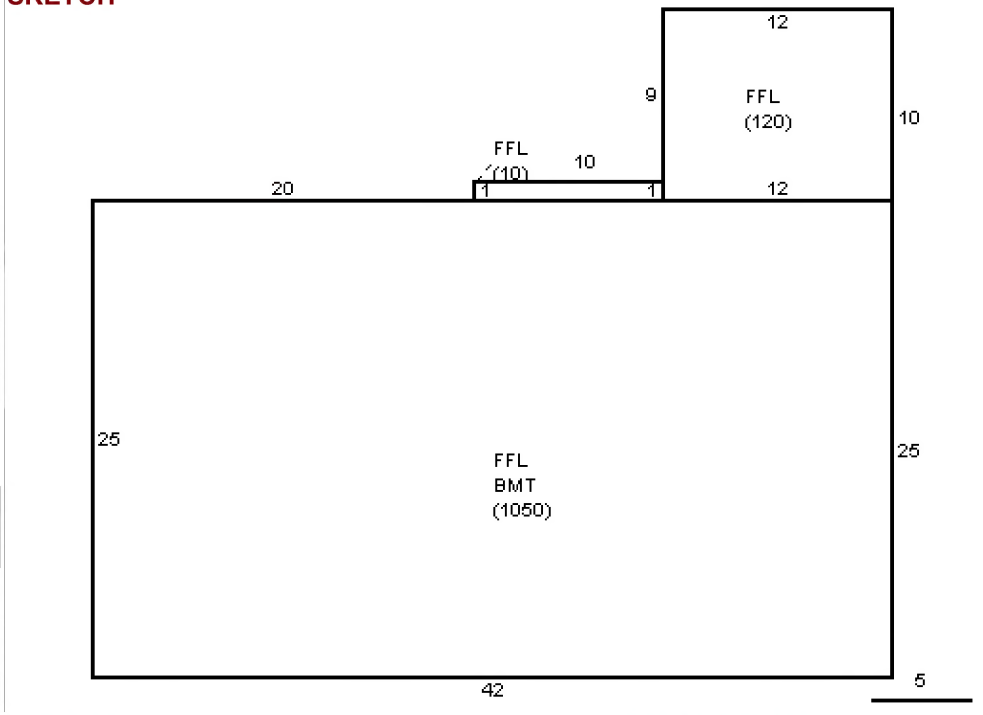
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.62
Special Features:	0	Val/Su Net:	122.20
Final Total:	272500	Val/Su SzAd	230.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	128.620	151,774
BMT	Basement	1,050	51.170	53,724

Net Sketched Area:	2,230		Total:	205,498	
Size Ad	1180	Gross Are	2230	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0015.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X30	A	AV	1970	3.50	T	39.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600